

COMM AT NW COR OF SE1/4 OF SEC R
 CONT S 452.66 FT. FOR POB, CONT
 331.05 FT, N 660 FT, W 331.05 FT

LEWIS WESLEY INMAN III
 303 NE 8TH AVE
 GANINESVILLE, FL 32601

2026

21-7S-17-10042-017



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 65,260 TOTAL MARKET VALUE 65,260 SOH/AGL Deduction 10,040 ASSESSED VALUE 55,220 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,220 TOTAL JUST VALUE 65,260 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 50,200											
DOR CODE		0000 VACANT																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM		02																		000051319		Right-of-Way Acce		10/30/2024							
NEIGHBORHOOD/LOC		21717.00 1.00/																		SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE																			
						1516/176	5/22/2024	WD Q	V		01	80,000																			
GRANTOR: OSHINS LAWRENCE W																															
GRANTEE: LEWIS WESLEY INMAN																															
						1067/0546	12/01/2005	WD Q	V		01	19,200																			
GRANTOR: LUONGO AND THROCKMORT																															
GRANTEE: OSHINS																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
TOTALS										298 SW CHINCHILLA GLN, HIGH SPRINGS										BLD DATE		LGL DATE		05/06/2026		MLU					
EXTRA FEATURES																				XF DATE		LAND DATE									
																				INC DATE		AG DATE									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
1	0000	C VAC RES	0						5.02	AC	1.00	1.00	1.00		13,000.00																
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0			0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 05/12/2026 BY SYS																															